

Chart VII-1 Area, Height and Yard Requirements

Zones ¹ See Section 1.03	R-1/2	R-1	R-2	R-3	BPO	B-1	B-2	M-1	M-2A	M-3	M-4	M-5	EH-10	AHD	PS	FHAR	HCDD	SHDD	OSCS
Minimum Lot Requirements																			
Minimum Lot Area, Acres	0.5	1	2	3	1	0.5 ²	0.5 ²	6	6	20	1	2	10	6	20	150 ³	1	0.5	Note 4
Minimum Lot Width @ Street Line, ft	100	150	225	275	150	100	100	250	250	100	100	150	100 ⁵	300 ⁶	275	-----	150	100	50 ⁷
Minimum Square (see Definition)	95	135	192	234	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Minimum Setback Front Yard																			
a. From Property Line, ft	35	50	50	50	50	50	50	100	150	25	25	50	100 ⁸	75 ⁶	100	100 ³	50	-----	-----
b. From Centerline of Street, ft	60	75	75	75	75	75	75	-----	-----	50	50	75	125 ⁸	100 ⁶	115	125 ³	75	-----	35 ⁷
c. The average setback of existing structures on the same side of the street within 150 ft. of the sidelines of the lot in question. The greater of a) or b) or c) for BPO, B-1, B-2,	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Maximum Front Yard																			
Maximum Front Yard, ft	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Note 5	-----
Minimum Side & Rear Yards																			
Minimum Side & Rear Yards, ft	20	25	25	25	25	25	25	50 ⁹	50	25	25	25	100 ⁸	35 1 Story 50 2 Story ⁶	50	-----	25	20	10
Minimum Side Yard for Residential Subdivision Lots Created After 09/18/06, ft	-----	-----	40	40	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Minimum Rear Yard for Residential Subdivision Lots Created After 09/18/06, ft	-----	-----	50	50	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Minimum Side & Rear Yards Adjacent to Limited Access Highways, ft	-----	-----	-----	-----	-----	-----	-----	50	50	25	25	25	-----	-----	50	-----	-----	-----	-----
Gross Floor Area																			
Minimum Gross Floor Area, Main Dwelling if have Accessory Apartment, sq ft (3.01.503)	1500	1500	1500	1500	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Maximum Gross Floor Area, Accessory Apartment, square ft (3.01.503)	800 ¹⁰	800 ¹⁰	800 ¹⁰	800 ¹⁰	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Number of Stories																			
Number of Stories	3	3	3	3	2 1/2	2 1/2	2 1/2	2	3	2	2	2	3	3	2 1/2	3 ³	2 1/2	2 1/2	-----
Maximum Structural Coverage In Percentage of Lot Area																			
a. Building Alone, %	-----	-----	-----	-----	25%	35%	35%	25%	25%	50%	50%	30%	-----	-----	20%	10% ³	25%	35%	Note 11
b. Building, Storage, Loading & Parking Area Together, % See Section	-----	-----	-----	-----	50%	70%	70%	50%	50%	80%	80%	60%	25% ⁸	70%	40%	20% ²	70%	70%	-----
Bulk Requirement																			
Bulk in Cubic Feet of All Buildings, Structures & Materials stored Outdoors shall not exceed the Square Footage of Lot Area Times the Following Number	-----	-----	-----	-----	-----	-----	-----	7	8	8	8	8	-----	-----	-----	-----	-----	-----	-----
Buffer																			
Buffer, ft	-----	-----	-----	-----	-----	-----	-----	-----	75 ¹²	-----	-----	-----	50 ⁸	-----	25 ¹³	Note 14	25 ¹⁵	25 ¹⁶	75 ⁷

Note 1: South Main Street Village Design District (SMVDD) is an Overlay Zone so the Requirements for each Underlying Zone applies and reference Article II for specifics.

Note 2: One half (0.5) Acre Minimum if public water and sewer & one (1) Acre Minimum if no public water and sewer.

Note 3: See Section 6.03.400

Note 4: Ten (10) times Lot Coverage

Note 5: See Section 3.02.410

Note 6: See Section 3.03.300

Note 7: Subject to Section 8.15.1100

Note 8: See Section 3.02.400

Note 9: 50 feet minimum for side & rear yards adjacent to limited access highways, ft

Note 10: or thirty-five (35) percent of the main dwelling floor area, whichever is less.

Note 11: Controlled by Lot Size

Note 12: See Section 5.03.610

Note 13: See Section 6.02.300

Note 14: See Section 6.03.500

Note 15: See Section 6.04.600

Note 16: See Section 6.05.600